From:	Elias Sassoon
Sent time:	08/08/2018 01:13:44 PM
To:	So Kim
Subject:	RE: Trump Golf Course - Legal Descriptions / Depictions of Property

So: Is this a norm?? Selim who is registered is responsible.

Elias K. Sassoon, Director
Department of Public Works
City of Rancho Palos Verdes
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
Tel: 310-544-5335
Fax: 310-544-5292

From: So Kim
Sent: Tuesday, August 07, 2018 10:08 AM
To: Ron Dragoo <RonD@rpvca.gov>
Cc: Ara Mihranian <AraM@rpvca.gov>; Elias Sassoon <esassoon@rpvca.gov>
Subject: FW: Trump Golf Course - Legal Descriptions / Depictions of Property

Hi Ron,
Could we have the contract engineer review the attached legal descriptions (2018-08-2 Exh A+ Exh B + Closures snt2City.pdf) asap please?

Sincerely,
So Kim, AICP
Deputy Director/Planning Manager
Community Development Department
City of Rancho Palos Verdes
www.rpvca.gov
(310) 544-5222

From: Danny Aleshire [mailto:danny.aleshire@awattorneys.com]
Sent: Monday, August 06, 2018 7:27 PM
To: 'Selim Sawaya' <selim@sawayaeng.com>
Cc: 'Jill Martin' <jmartin@trumpnational.com>; So Kim <SoK@rpvca.gov>; Ara Mihranian <AraM@rpvca.gov>; Danny Aleshire <danny.aleshire@awattorneys.com>; Elena Gerli <egerli@awattorneys.com>
Subject: Trump Golf Course - Legal Descriptions / Depictions of Property

Hi Selim and Jill,

The City's Engineer is reviewing the Legal Description/Depiction exhibit Selim prepared (attached) and will send comments shortly (if any). In the meantime, however, I wanted to point out a few additional legal descriptions we will need. Please see my comments below. You may have already prepared them, and sent them to the City/CC, and if so, please send me a copy.

- We will need a legal description and depiction of the parcels that will be owned by VHPS LLC after the dedications of property to the City.

- We will need a legal description and depiction of the entire property that will be owned by VH Property Corp, VHPS, LLC and the HOA AFTER all the dedications take place (i.e., after the dedications made on the Final Maps 50666 & 50667, and all lots dedicated to the City on the 1997 OTD). This is one of the exhibits to the Development Agreement.

- We will need a legal description and depiction of the entire property encompassed by Tracts 50666 and 50667.

- We will need legal descriptions of the property that will be or have been dedicated to the City under Tract 50667 (i.e., lots B, C, D, E, G, H, I, K,

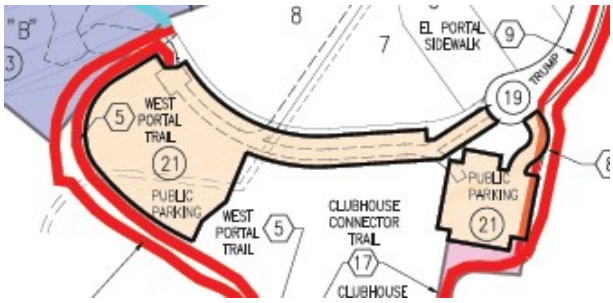
- We will need a legal description and depiction of the Golf Course Property itself (i.e., not the other portions of the property owned by VH Property Corp. or VHPS) – so that certain documents such as the Switchback and Shoreline Park License Agreements are only recorded against that property and not the entire property (such as the residential areas).

- We will need a legal description and depiction of the Switchback areas and Shoreline Park areas that the Developer will be granted access to under the Switchback License Agreement and the Amendment to the Shoreline Park License Agreement.

Separately, has the Developer already conveyed Lot A of Tract 50667 the HOA? If not, we would prefer to have that Lot dedicated to the City, as required under the original 1997 OTD and Condition V.2. of the Conditions of Approval. If Lot A has been conveyed to the HOA, please provide a copy of the Grant Deed.

Below are my initial comments on the attached Dedication Map that Selim prepared depicting the property dedicated to the City:

1. Please indicate the public parking areas shown below as "Lot L".



2. My understanding was that no property was going to be dedicated/deeded to the HOA (except potentially Lot A). However, the Map shows Parcels B, C and D of Tract 50666 and Lots B, C and H of Tract 50667 as being dedicated to the HOA. Could you please revise the map to show the property as dedicated to the City.

3. Also, this Map should depict the flag pole lot that will be Deeded to the City. The property should be shown as "Owned by the City." In addition, the Map should show the easement right granted in favor of the City over the Trump property for access to the Flag Pole.

4. Finally, on this same Map, the lots shown as "To be dedicated to the City on the Final Map of Tract 50666" should instead be shown as "Owned by the City" and the colors depicted on the Map should be changed, since this Map will be an Exhibit to the Development Agreement which will be approved and recorded following the transfer of those parcels to the City.

Thanks,

Danny Aleshire | Associate
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